

Selah City Council Retreat

Friday, September 7, 2018

8:30am — 4:27pm

Yakima Convention Center

A. Call to Order & Roll

Mayor Raymond welcomed everyone to the meeting.

Members Present: Mayor Raymond; Jeremie Dufault; Jacquie Matson,; Rachael Glaspie; John Tierney; Roger Bell; Diane Underwood; Russell Carlson

Staff Present: Donald Wayman, City Administrator; Monica Lake, Executive Assistant; Bob Noe, City Attorney; Joe Henne, Public Works Director; Jeff Peters, Community Development Supervisor

1. Quasi-Judicial Decision-making – Ken Harper, Menke Jackson Beyer, LLP

City Attorney Noe introduced Ken Harper to Council, giving a brief resume of his background and qualifications.

Ken Harper gave a PowerPoint presentation on Land Use Decision-making – Fairness and Consistency, with four parts including how land use cases are different from the other kinds of controversies one might encounter in other areas as a council member or litigant, how to evaluate the potential for problems, open public meetings, the appearance of fairness, conduct of hearings, and solutions.

Discussion included topics such as moratoriums, low income and affordable housing, proactive versus reactive, RCW 64.40, Executive session discussions, whether it's permissible to limit the number of speakers on either side of an issue, information handed out during a meeting as opposed to when Council is in recess, the importance of having a copy of everything on the record, and how to get the citizens more involved.

Council took a fifteen minute recess.

2. Sub-Area Plan/Community Development Issues – Jeff Peters & Greg Dohrn

Community Development Supervisor Peters introduced his topic, recapping the things that would be addressed in the Sub-Area Plan and what had been done on the project to date.

Greg Dohrn talked about the components of the Sub-Area Plan and opened the floor for discussion.

Discussion included topics such as water supply for the industrial area, flood plain issues, shorelines, having public services to support new growth areas, a direct access route, mining access along the river and the impact on the environment, logical outer boundaries, a roundabout at the south end of town, what this means for long range planning, what Council paid for when approving a Sub-Area Plan, that the Sub-Area Plan is essentially an amendment to the City's Comprehensive Plan, and that there would be future study sessions on the Sub-Area Plan before adopting any parts of the plan.

3. LTAC Informational Discussion – Dave Smeback

Executive Assistant Lake introduced Dave Smeback to Council.

Mr. Smeback talked briefly about the history of the Lodging Tax Advisory Committee in Selah, why they chose to split from the Yakima tourism group, and the intent of using the monies to promote tourism and attract people to the community.

Discussion included promoting the local events in Selah, seeing a direct effect from monies spent, how the monies are allocated and what they can be used on per RCW 67.28, the two step process for expenditures, tournaments and RVs, and the need for additional ballfields.

Council took a ten minute recess.

4. Comprehensive Sewer and Water Plan – Joe Henne

Public Works Director Henne reviewed the information provided in a handout regarding the water system plan, which was done on the existing urban growth area. Discussion included water rights, excessive water usage versus conservation, irrigation water usage, rate increases to pay for improvements and system upgrades.

Public Works Director Henne reviewed the information in the sewer system plan handout. Discussion included the provided sewer lines map, quarterly cleaning of the sewer lines, tree roots, what gets sent down the sewer lines, the lack of loans and grants for sewer systems beyond those for treatment plants, revising the sewer rate Ordinance, and potential rate changes for Selah School District and Yakima Valley School.

Public Works Director Henne discussed the three pages of Public Works projects, including the East Goodlander Road improvements, Valleyview/Third/Southern improvements, Volunteer Park improvements, the general Sewer Plan update, the Civic Center Park and Ride, and general municipal services.

Council took a five minute recess.

5. Build Application, I-82 Interchange – Joe Henne

Public Works Director Henne spoke briefly about the history of this project and two others, referring Council to the handout provided. Discussion included the property owners affected, a light or traffic circle at the south end of town, doing a traffic analysis, and speed limits in town.

6. Political Action, Communicating with State Representatives – Don Wayman

City Administrator Wayman talked with Council about going to Olympia in January to talk with the State legislators. Council Member Tierney expressed interest along with Council Members Dufault, Matson and Carlson.

Discussion included what to discuss with State representatives and the need to have information in hand to present to those serving on the pertinent committees, setting up individual meetings with the local legislators prior to January, including letter of endorsement, and having staff compile information into a single page to present to legislators.

Council Member Dufault mentioned that he didn't feel the AWC event would be as beneficial to Selah as they seem to promote AWC interests through those.

7. Open Discussion

City Administrator Wayman opened discussion on the transit plan, referring Council to the handout provided and reviewing the information on it.

Discussion included the huge increase in Dial-A-Ride usage, staff's recommendation to drop Sunday service, a breakdown of revenue and expenditures of the three-tenths of a percent transit money, charging a dollar per ride starting in January with a two dollar per ride fee for Dial-A-Ride, options for monthly passes and reductions for those who purchase those passes, a potential decrease in ridership upon implementation of a fee for riding, the impact of charging for those on fixed incomes, when to implement a fee, whether to charge fifty cents and a dollar or one and two dollars, why Dial-A-Ride was created to begin with, and the need to thoughtfully articulate why the change is being implemented.

11. Adjournment

The meeting adjourned at 4:27pm.